

PLAT OF SURVEY

LEGAL DESCRIPTION:
LANDS LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26 AND THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 25 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS:

PARCEL A:
LOT 2 OF CSM 1629. SAID CSM BEING DULY RECORDED ON SEPTEMBER 23, 1987, IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY IN VOLUME 7, PAGE 313, AND AS DOCUMENT 153273.

PARCEL B:
PART OF LOT 1 AND PART OF LOT 2 OF THE 2ND COLUMBIAN SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 26 AND THE SOUTHWEST 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND RAILROAD SPIKE AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N89°50'59"W, ALONG THE SOUTH LINE OF LOT 1, A DISTANCE OF 150.00 FEET TO A FOUND IRON PIPE AND THE POINT OF BEGINNING; THENCE CONTINUE N89°50'59"W, TO A SET GIN SCREW, 177.97 FEET; THENCE N00°39'16"W, TO ANOTHER SET GIN SCREW ON THE NORTH LINE OF LOT 2, A DISTANCE OF 329.71 FEET; THENCE N89°57'56"E, ALONG SAID NORTH LINE 21.65 FEET OF THE SOUTHWESTERLY LINE OF AN ABANDONED RAILROAD RIGHT-OF-WAY AND A SET IRON ROD; THENCE S43°10'08"E ALONG SAID RIGHT OF WAY 231.32 FEET TO A FOUND IRON PIPE; THENCE S00°38'49"E, 161.47 FEET TO THE POINT OF BEGINNING.

PARCEL LINES			RECORDED AS		
LINE NUMBER	DIRECTION	LENGTH (FT)	LINE NUMBER	DIRECTION	LENGTH (FT)
L1	N89° 57' 56"E	21.65	L1	N/A	N/A
L2	N46° 49' 07"E	65.00	L2	N46° 52' 20"E	65.00
L3	N47° 10' 17"E	56.30	L3	N47° 14' 40"E	57.12

IRON ROD FOUND
0.75' SOUTHWEST
FROM PROPERTY LINE

UNPLATTED LANDS
TAX KEY NO. ZE&S 00001 AND ZE&S 00002

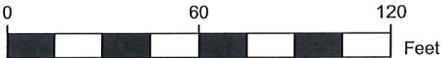
EASEMENT FOR INGRESS/EGRESS
PER DOCUMENT RECORDED ON MAY 27, 2005
WITH DOCUMENT NUMBER 641451

UNPLATTED LANDS
TAX KEY NO. ZYUP 000441

PARCEL B
TAX KEY NO. ZCL2 00002B

PARCEL B
POINT OF BEGINNING
PART OF LOT 1
MAP OF THE 2ND COLUMBIAN
SUBDIVISION

POINT OF COMMENCEMENT/
SOUTHEAST CORNER OF LOT 1
OF THE 2ND COLUMBIAN SUBDIVISION



SCALE: 1" = 60'
SHEET SIZE: 11 x 17

- LEGEND
- | | | | |
|-------------------------|-----------------------------|-------------------------|---|
| [Solid Grey] | EXISTING BUILDING | [Circle with dot] | FOUND 1" IRON PIPE |
| [Dotted] | EXISTING ASPHALT | [Circle] | FOUND IRON ROD |
| [Cross-hatched] | EXISTING CONCRETE | [Triangle] | FOUND GIN PIN |
| [Stippled] | EXISTING GRAVEL | [Square] | FOUND RAILROAD SPIKE |
| [Wavy lines] | EXISTING STONE | [Circle with cross] | SET 1" I.D. IRON PIPE
18", 1.13#/ L.F. |
| [Diagonal lines] | EXISTING GARAGE
OVERHEAD | [U] | FOUND UTILITY PEDESTAL |
| [Brick pattern] | EXISTING BRICK | [MH] | FOUND MANHOLE |
| (XX) | RECORDED AS | [Circle with cross] | UTILITY POLE |
| [Line with cross-ticks] | EXISTING FENCE | [Circle with dot] | FOUND 6" PVC VENT |
| [Line with cross-ticks] | EXISTING FENCE | [Line with cross-ticks] | EXISTING FENCE |
| [Line with cross-ticks] | EXISTING FENCE | [Line with cross-ticks] | EXISTING FENCE |

BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM,
NAD-83 SOUTH ZONE, (2011). THE SOUTH LINE OF C.T.H "H" IS
ASSUMED TO BEAR S39°16'26"E

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
TROY MIGUT

PROPERTY ADDRESS:
1152 ELKHORN ROAD
& 1231-1235 LA SALLE STREET
LAKE GENEVA, WI 53147

FIELD WORK COMPLETED ON:
APRIL 3, 2025

SURVEYOR:
MICHAEL J. MARTIN, PLS
CARDINAL ENGINEERING LLC

I, MICHAEL J. MARTIN, PLS-2307, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE MAP OR PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON; BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS IF ANY.

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS PREPARED IN ACCORDANCE WITH CHAPTER A-E.7 "MINIMUM STANDARDS FOR PROPERTY SURVEYS" OF THE WISCONSIN ADMINISTRATIVE CODE AND IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER(S) OF THE PROPERTY AND ALSO FOR THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE TITLES THERETO WITHIN ONE(1) YEAR FROM THE DATE HEREOF.

4-9-2025
MICHAEL J. MARTIN, PLS #2307

DATE



CARDINAL
PLAN | SURVEY | ENGINEER

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 4 / 9 / 2025
SHEET 1 OF 1

JOB No. 25165
SEM